

COACH HOUSE TAVERN NARRATIVE

The Coach House, Scottsdale's oldest bar, has recently undergone some changes to improve upon its look and keep it in tune with the more modern Scottsdale that it predates. While the Coach House will always retain its true old Scottsdale charm it has become necessary for it to modestly expand its patio in order to ensure that it remains a viable and thriving business and to make certain that this historical gem can last another half century. The Coach House has seen increasing competition in the recent years as the Downtown Scottsdale entertainment industry has thrived. Operating from its cramped corridors of 429 square feet of indoor, usable patronage area, the Coach House has managed to keep pace with the modern nightlife in the new Downtown, however, in order to continue to compete and survive the Coach House needs to expand.

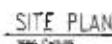
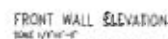
Importantly, the proposed modification will continue the process of beautifying this establishment while retaining its classic old western look. The attached plans demonstrate that this small 258 square feet expansion is consistent with the Coach House's look and the look and feel of real "old Scottsdale". The community at large will certainly benefit by the preservation of a piece of history. In addition, the Coach House is requesting that it be allowed to install a manually operated gate to control access to its front parking spaces and to increase safety and security for all of its customers. This gate will be consistent with the look and feel of the establishment and will resemble an old hitching post.

The Coach House asks that it be allowed to expand its existing patio 258 feet. The proposed use is merely a small modification to a long existing establishment. By expanding its patio just a few feet, the Coach House will derive great benefits while having nothing but positive affects on the surrounding businesses and community. The extremely small interior of the Coach House makes it difficult for Scottsdale's oldest bar to meet the demand from its loyal customers.

By adding these few feet to the patio the Coach House will all at once improve its appearance, increase its revenue, and therefore, its long term sustainability, and please its customers by providing more quality space. Nothing about this use will impact the balance between existing day and night uses and the use of the premises will remain exactly the same. There will be no disruption of pedestrian-oriented daytime activities.

This small modification of the patio of the Coach House will have nothing but positive affects on the surrounding community. Once construction is completed the Coach House will be a better looking establishment and will be more attractive to its customers and passersby.

By allowing this small expansion the City would also be deriving great benefit because the Coach House will be implementing the updated Security and Maintenance Plan required by the City of Scottsdale. While the Coach House has always taken pride in being a good neighbor in the community the formal adoption of this plan will require the Coach House to have increased security and to carefully maintain its surroundings. Further, the Coach House is committed to increasing security and making sure that it improves this very important aspect of its business. This use will not create any more noise or light that would require mitigation, but the Coach House will certainly do whatever is asked of it by the City to alleviate any perceived problems.



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